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TICOR TITLE

SUBORDINATION AGREEMENT

CH 331087

AGREEMENT made and entered into March 26, 1996, by and between American Security Mortgage, Inc. (hereinafter, "Lender"), Fleet Finance, Inc. (hereinafter, "Mortgagee"), and Andrew L. Patterson and Mary L. Patterson (hereinafter, "Borrower").

WITNESSETH:

WHEREAS, Mortgagee is the owner and holder of a certain Mortgage, dated September 14, 1995, and recorded with the Clerk's Office in Cook County in Book AH-95-649173, Page , securing a Note in the principal sum of \$15,450.00;

WHEREAS, Lender is about to make a loan to Andrew L. Patterson and Mary L. Patterson, secured by a certain Mortgage in the principal amount of \$78,950.00, to be recorded in Cook County, State of Illinois.

DEPT-01 RECORDING \$27.50
: T#0001 TRAN 3435 04/10/96 13:07:00
: #7386 ÷ RC *-96-268106
: COOK COUNTY RECORDER
: DEPT-10 PENALTY \$24.00

WHEREAS, Mortgagee is willing to subordinate its Mortgage to that of Lender on the terms and conditions provided hereinbelow.

NOW, THEREFORE, in consideration of the premises and Ten Dollars (\$10.00), in hand paid by each of the parties hereto to the others, the receipt and sufficiency of which is hereby acknowledged, the parties mutually agree as follows.

Mortgagee does hereby cause its Mortgage set forth herein to be subject, inferior and subordinate to the Mortgage in favor of Lender.

Lender agrees not to accelerate the maturity of Borrower's Note or to initiate any proceedings against Borrower to foreclose the Mortgage from Borrower until giving Mortgagee a duplicate copy of notice of any default(s) required to be given Borrower, and providing Mortgagee the right to cure such default(s) within ten (10) days after receipt of said notice.

Lender's Mortgage shall be in first position to the extent of the full principal amount of the indebtedness shown herein. In no event shall Lender further amend or modify its Mortgage Note or other security instruments to increase the principal amount of the indebtedness evidenced or secured thereby without prior written consent of Mortgagee.

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Any notice required or provided hereunder shall be in writing and mailed by certified mail, return receipt required the within named Borrower. With sufficient postage affixed, to the parties at the addresses set out in the signature blocks below; notice shall be deemed received by a party within three (3) days of deposit in the U. S. Mails if mailed in accordance herewith.

IN WITNESS WHEREOF, all of the parties hereto affixed their hands and seals this 27th day of MARCH, 1996.

LENDER:

American Security Mortgage, Inc.,
having an address of:

[Signature]
A. V. P.

261 E LAKE ST
BLOOMINGDALE,
ILLINOIS
60108

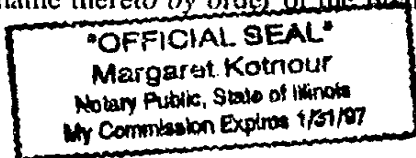
By: _____

Attest: _____

[Signature]
Witness

AS TO LENDER:

On this 27TH day of MARCH, 1996, before me personally appeared FRANK TOLAND to me known who, being duly sworn, did depose and say that (s)he is ASSISTANT VICE PRESIDENT OF AMERICAN SECURITY MTG, the corporation described in and which executed the above instrument; and that (s)he signed his/her name thereto by order of the Board of Directors of said corporation.



[Signature]
Notary Public

MORTGAGEE:

Fleet Finance, Inc.
having an address of:
6 Executive Park Drive, Suite 300
Atlanta, Georgia 30329

By: [Signature]
Linda Robinson, Vice Pres.

Attest: [Signature]
Stephen P. Gilmore, Asst. Secretary

[Signature]
Lori L. Brawdy

AS TO MORTGAGEE:

On March 26, 1996, before me personally appeared Linda Robinson to me known, who, being duly sworn, did depose and say that she is Vice President of Fleet Finance, Inc., the corporation described in and who executed the above instrument; and that she signed her name thereto by order of the Board of Directors of said corporation.

[Signature]
Notary Public

Notary Public, DeKalb County, Georgia.
My Commission Expires June 4, 1999.

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Borrower(s):

Andrew L. Patterson and Mary L. Patterson, having an address of:

8812 S. MARSHFIELD
CHICAGO, IL 60620

Andrew L. Patterson

Mary L. Patterson

AS TO BORROWER:

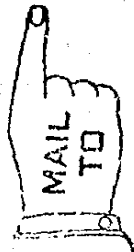
On this 20th day of March, 1996, before me personally appeared ANDREW L. PATTERSON and MARY L. PATTERSON to me known, who, being duly sworn, did depose and say that he executed the above instrument as their free act and deed.

Victoria E. Engel
Notary Public

Prepared by: LINDA ROBINSON
and Fleet Finance
6 Executives Park Drive
Atlanta, Georgia
30329



MAIL TO:
American Security Mortgage
261 East Lake Street
Bloomington, Illinois
60108-1163



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RIDER - LEGAL DESCRIPTION

LOTS 6 AND 7 IN BLOCK 12 IN ENGLEWOOD HEIGHTS, BEING A RESUBDIVISION OF WRIGHT'S SUBDIVISION IN SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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8812 S. Marshfield, Chicago 60620

25-06-212-024-0000
25-06-212-025-0000

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